

SNAPSHOT of HOME Program Performance--As of 03/31/09
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Washington**

PJ's Total HOME Allocation Received: **\$164,316,187**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
Program Progress:			
% of Funds Committed	93.17 %	91.46 %	23
% of Funds Disbursed	89.81 %	84.73 %	12
Leveraging Ratio for Rental Activities	5.41	4.05	10
% of Completed Rental Disbursements to All Rental Commitments**	97.61 %	93.68 %	26
% of Completed CHDO Disbursements to All CHDO Reservations**	92.44 %	79.51 %	5
Low-Income Benefit:			
% of 0-50% AMI Renters to All Renters	89.08 %	80.07 %	9
% of 0-30% AMI Renters to All Renters**	55.56 %	37.19 %	6
Lease-Up:			
% of Occupied Rental Units to All Completed Rental Units**	99.86 %	98.83 %	19
Overall Ranking:			1 / 51 PJs
HOME Cost Per Unit and Number of Completed Units:			
Rental Unit	\$51,186	\$27,343	1,447 Units 11.8 %
Homebuyer Unit	\$11,638	\$13,005	234 Units 1.9 %
Homeowner-Rehab Unit	\$15,041	\$20,123	2,097 Units 17 %
TBRA Unit	\$2,767	\$3,018	8,525 Units 69.3 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$158,877	\$128,386	\$20,649
State:*	\$115,696	\$109,776	\$25,257
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	78.3	80.5	77.9	84.4
Black/African American:	6.9	2.6	1.1	2.7
Asian:	1.1	1.3	0.3	0.3
American Indian/Alaska Native:	1.4	0.9	5.1	2.4
Native Hawaiian/Pacific Islander:	0.3	0.0	0.1	0.2
American Indian/Alaska Native and White:	0.4	0.4	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.1	0.0
Other Multi Racial:	0.6	0.0	0.2	0.1
Asian/Pacific Islander:	0.8	0.0	0.2	0.5

ETHNICITY:

Hispanic	10.0	14.3	14.7	8.9
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HOUSEHOLD SIZE:

1 Person:	60.6	23.4	39.8	33.6
2 Persons:	15.7	13.0	22.4	25.6
3 Persons:	9.1	27.7	11.9	20.3
4 Persons:	7.8	26.8	11.2	11.9
5 Persons:	3.5	5.2	7.9	5.4
6 Persons:	2.0	2.6	3.0	2.0
7 Persons:	0.8	0.9	2.1	0.7
8 or more Persons:	0.6	0.4	1.8	0.5

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.9	17.7	22.4	30.7
Elderly:	24.4	1.3	29.6	5.4
Related/Single Parent:	17.2	26.8	18.2	43.9
Related/Two Parent:	12.0	39.0	21.3	14.1
Other:	4.4	15.2	8.5	5.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.9	0.0 [#]
HOME TBRA:	8.9	
Other:	11.6	
No Assistance:	47.6	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington State: WA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 1

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.68%	97.61	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 74.00%	92.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.30%	99.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	1.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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